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AUTHORIZING THE ACQUISITION OF PROPERTY FOR THE ESTABLISHMENT OF A FEDERAL CIVIL DEFENSE TECHNICAL-TRAINING SCHOOL

AUGUST 20 (legislative day, AUGUST 1), 1951.—Ordered to be printed

Mr. KEFAUVER, from the Committee on Armed Services, submitted the following

REPORT

[To accompany S. 1260]

The Committee on Armed Services, to whom was referred the bill (S. 1260) to authorize the acquisition of property for the establishment of a Federal civil defense technical-training school, and for other purposes, having considered the same, report favorably thereon without amendment and recommend that the bill do pass.

PURPOSE OF THE BILL

This bill would authorize the Administrator of the Federal Civil Defense Administration to procure real property consisting of approximately 260 acres of land, together with improvements thereon, located at Olney, Md., and known as the Longwood School for Boys. It would further authorize the Administrator to construct buildings thereon for a civil defense technical-training school.

DISCUSSION OF THE BILL

The Federal Civil Defense Act of 1950 (Public Law 920, 81st Cong.) created a permanent independent agency in the executive branch of the Government for the purpose of establishing, directing, and coordinating a national program of civil defense. Subsections 201 (e) and (h) of the act authorize the Administrator to—

> (e) conduct or arrange, by contract or otherwise, for training programs for the instruction of civil defense officials and other persons in the organization, operation, and techniques of civil defense; conduct or operate schools or classes, including the furnishing of subsistence and quarters for trainees and instructors subject to reimbursement on terms prescribed by the Administrator; and to provide instructors and training aids as deemed neces-

sary: *Provided*, That not more than one national civil defense college and three civil defense technical-training schools shall be established under the authority of this subsection: *Provided further*, That no land shall be acquired and no buildings shall be constructed pursuant to this subsection unless specifically authorized by the Congress;

and—

(h) procure by condemnation or otherwise, construct, lease, transport, store, maintain, renovate, or distribute materials and facilities for civil defense, with the right to take immediate possession thereof: *Provided*, That facilities acquired by purchase, donation, or other means of transfer may be occupied, used, and improved for the purposes of this Act, prior to the approval of title by the Attorney General as required by section 355 of the Revised Statutes, as amended (40 U. S. C. 255): *Provided further*, That the Administrator shall report not less often than quarterly to the Congress all property acquisitions made pursuant to this subsection: *Provided further*, That on and after January 1, 1952, the Administrator shall not acquire any land, or any interest therein, pursuant to the provisions of this subsection unless such acquisition shall first have been specifically authorized by the Congress.

The Federal Civil Defense Administration now has this property under lease and is operating the National Civil Defense College at this location. It is proposed to construct additional facilities, on this property, to be used as a technical-training school. Thus this location will accommodate the staff college and one of the technical-training schools authorized in subsection (e), above.

The Administrator estimates the annual training capacity for the staff college at this location to be about 3,000 trainees per year, which is slightly less than the estimated number required to provide an effective defense leadership at the State and local level. Three technical-training centers are proposed: Western, Central, and Eastern. The Central Training Center is in current operation, and the tentative opening date of the Western Training Center is October 8. Plans for the Eastern Training Center have been held in abeyance pending the completion of suitable arrangements for a location. The Administration has concluded that the establishment of the technical-training center at the same location as the staff college will be in the best interests of the Government.

SELECTION OF THE SITE

The Federal Civil Defense Administration, in conjunction with the General Services Administration, has made a thorough search of numerous locations surrounding the Washington area in search of a proper facility. This included the inspection of several Government-owned facilities. A detailed list of the sites considered and the reason for the selection of the site proposed in this bill was submitted to the committee.

COST OF THE SITE

As previously indicated the Longwood School property is now under lease to the Federal Civil Defense Administration. Should this bill be enacted, it is expected that the property would be condemned and the title acquired by court proceedings. Several appraisals of the property have been made in connection with the determination of the lease value of the property. These appraisals range from $435,000 to $762,500, and it is probable that the court would arrive at a figure

within the above range. In addition to the cost of acquiring the property, costs will be incurred for construction estimated to be approximately $480,000. Thus it is estimated that the total over-all cost of the property and presently contemplated construction will be approximately 1 million dollars.

The Administrator of the Federal Civil Defense Administration recommends the enactment of this bill, as evidenced by the following letter dated March 22, 1951, addressed to the Vice President of the United States:

FEDERAL CIVIL DEFENSE ADMINISTRATION,
OFFICE OF THE ADMINISTRATOR,
Washington, D. C., March 22, 1951.

Hon. ALBEN W. BARKLEY,
President of the Senate, Washington, D. C.

DEAR MR. PRESIDENT: The Administrator of the Federal Civil Defense Administration is authorized by subsection 201 (e) of the Federal Civil Defense Act of 1950 to conduct or arrange for training programs for the instruction of civil defense officials and other persons in the organization, operation, and techniques of civil defense and to conduct or operate schools or classes for this purpose. The subsection provides that not more than one national civil defense college and three civil defense technical-training schools shall be established, and no land shall be acquired or buildings constructed pursuant to the subsection unless specifically authorized by the Congress.

Under the authorization cited above, we have decided that one of the training schools and the national civil defense college (usually referred to as the staff college) should be located at the same place and designated as the FCD Training Center. A second training school will be located in the Midwest and the third will serve the west-coast area. The mission of the staff college will be to give instruction to those with major responsibility for planning and operating civil defense at the regional, State, and city level. The mission of the training schools will be: (*a*) training instructors for the States and cities, (*b*) specialized training in rescue (too expensive and technical for each State to undertake), (*c*) occasional short courses in other technical areas.

The Administrator has now located an available school to serve as a site for the FCD Training Center. This site is located near Olney, Md., on Maryland State Highway No. 97, about 20 miles from Washington, D. C. The facilities were constructed in 1947 and were operated as the Longwood School for Boys until June 1950. The present facilities will accommodate only the staff college section of the training center.

The property at this location comprises approximately 260 acres. The present facilities and the proposed use thereof are described in more detail in an appendix attached hereto and marked "Exhibit A."

The General Services Administration is completing an appraisal of the property. On the basis of this appraisal, GSA expects to arrange for a lease of the property, with an option to purchase. If satisfactory terms cannot be negotiated, it is expected that GSA will proceed with condemnation proceedings for the acquisition of a leasehold interest. Information will be supplied in the near future as to the appraisal of the property and the conditions of the lease.

The selection of Longwood School for the purpose of a staff college followed several months of study during which 18 properties or sites were inspected or considered. The Longwood School was selected for the following reasons:

1. The plant can be placed in operating condition with few repairs or renovations. Dormitories, cafeteria, classrooms, and sufficient acreage are available to conduct courses for a group of up to 40 trainees and a part of the staff.

2. The site is close enough to Washington to permit Government officials and other experts to be available for talks and discussions of the many problems involved in civil defense.

3. The site is far enough out to conform to the Government's dispersal program and to permit intensive and concentrated work during the period of each course. By providing rooms and eating facilities, the difficulties of providing hotel space and the interruptions for visitors and outside appointments are avoided.

4. The facilities can be expanded to include also a technical-training school with the approval of Congress for the necessary construction.

Construction of additional facilities at the Longwood School which would permit the establishment and operation of a technical-training school at the same location, as suggested above, would require the following items:

1. Construction of additional dormitory space for 150 persons similar to usual Army bachelor officers' quarters.
2. Equipment-storage sheds, vehicle sheds, internal-access roadways.
3. Gas-defense training center: compound; gas chamber; decontamination chamber.
4. Bacteriological, chemical, and radiological laboratory for the storage, testing, and demonstration of bacteriological, chemical and radiological materials and equipment for defense against these materials.
5. Fire-fighting training facilities; storage for tools; tower, fire chamber.
6. Rescue-training grounds.

The construction of the required construction for the technical-training school, in addition to the rescue-training grounds which are already authorized, is estimated at a total of $480,000, divided as follows: dormitory facilities, $270,000; sheds and internal roads, $20,000; laboratories, $130,000; construction for fire training, $60,000.

It is also our view that the site can be used for the location of the main office building of this agency. This office building would house the staff of the agency and would also contain communication-control facilities which would be available in the event of an enemy attack. The location has obvious advantages as the site for the main office building, since it permits ready access to the Congress and to the principal officers of the Government and is dispersed to the point that it is less subject to destruction. We expect to proceed with plans for the construction of such an office building, and funds for this purpose will be later requested of the Congress.

In view of the serious situation confronting us in connection with civil defense, we believe it is desirable to obtain permanent facilities for civil defense training purposes. It is expected that the information as to appraisal and the conditions of the lease will adequately prove the advantages of procuring the property. Consequently, it is recommended that Congress approve the purchase of the Longwood School site referred to herein, including about 260 acres of land, and authorize the construction of the buildings or additions thereto necessary for the operation of the staff college and the technical-training school, known jointly as the FCD Training Center. Enclosed is a suggested draft of a bill authorizing the procurement of the land and the construction of buildings necessary for the technical-training school.

The Bureau of the Budget advises that there is no objection to the submission of the draft bill for the consideration of the Congress.

Sincerely,

MILLARD CALDWELL.

EXHIBIT A

Area: 240 to 260 acres, mainly rolling farm land.

Main structures:

1. Main residence:
   - First floor:
     - Three large general-purpose rooms.
     - One kitchen.
     - One dining terrace (enclosed).
     - Two bedrooms.
     - One and one-half baths (tile).
     - Two-car (low ceiling) garage.
   - Second floor:
     - Six bedrooms.
     - Five baths.
   - Third floor: Two bedrooms.
   - Oil heat. Heating plant in good condition. Building structurally sound. Original portion of structure built in ———. Remodeled approximately 1935. No repairs necessary on basis of preliminary inspection.
   - Proposed use: Faculty quarters.

2. Main dormitory and classroom facility:
   First floor:
      Lobby.
      Three rooms for "duty" professors with two baths.
      Twenty-six dormitory-type rooms suitable for one or two persons.
      One large lavatory.
      One large library.
   Second floor: Two 2-room apartments with baths.
   Basement:
      Thirteen classrooms.
      Shower and lavatory facilities.
      One "group" room.
   Heat: Two large gas furnaces supplying steam heat.
   (One furnace heats this building and gymnasium-cafeteria building.)
   Hot water: Two gas heaters with ample hot-water storage.
   Structure built approximately 1947.
   Fire-resistant construction throughout.
   Structural provision made for the addition of 26 dormitory-type rooms on second floor.
   No repairs required.
   Proposed use: Dormitory and classroom.
3. Gymnasium and cafeteria structure:
   Main floor:
      Lobby (two offices).
      Standard-sized gymnasium (concrete floor).
      Cafeteria (capacity 250 persons; equipment first class; adequate for feeding 500 persons).
   Basement:
      Locker and shower facilities (storage space).
      Walk-in refrigerator for cafeteria.
      Two-room apartment and bath.
      No repairs required.
      Fire-resistant construction throughout.
      Structure built approximately 1947.
      Provision for horizontal addition main floor and basement.
   Proposed use:
      Indoor demonstration area.
      Auditorium.
      Cafeteria.
      Business office.
      Recreational space.
4. The Rambler:
   First floor:
      Four rooms approximately 15 by 15 feet with two adjoining baths.
      Living room 20 by 30 feet.
   Basement:
      Two rooms adjoining bath.
      One large garage convertible to two rooms with adjoining bath.
      Heat: Oil hot water.
      Structure built approximately 1947.
      Not fire-resistant.
      A few minor repairs may be necessary, but not of a nature that would delay occupancy.
      This structure located approximately one-fourth mile north of two main structures.
   Proposed use: Dormitory or apartment facilities.
   Water: Supplied by three wells. Water apparently potable, although there are no facilities for chlorination. Ample storage under good pressure for existing plant. System entirely flexible.
   Sewage: Septic tank with sludge-drying area. Capacity in excess of existing plant.
   Utilities: Electric power, natural gas, and telephones available.
   General:
      Approximately 20 other buildings on the property, 2 of which are modern homes now used for farm help.
      Property mostly surrounded with a fringe of woodland 200 feet or more deep.

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